

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAUSALITO

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
New Accessory Dwelling Units	2 to 4	Renter	3	5	1	0	9	9			<p>The affordability of the projected 12 Accessory Dwelling Units in the adopted/certified Housing Element is based on rent levels from the City's ADU survey where Very Low (28%), Low (57%) and Moderate (15%) were projected.</p> <p>Since 2009-2014 Housing Element had 24 ADUs in the sites inventory (12 new and 12 amnesty), and these were necessary to provide sufficient sites for very low income with 0 excess capacity, the shortfall in new ADU permits (below 12) will be made up with amnesty ADUs so the total</p>

											equals 24 for the 2009-2014 HE.
(9) Total of Moderate and Above Moderate from Table A3					1	0					
(10) Total by Income Table A/A3			3	5	1	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	45	0	0	0	0	0	0	0	0	0	8	37
	Non-Restricted		0	0	0	2	3	3	0	0	0		
Low	Deed Restricted	30	0	0	0	0	0	0	0	0	0	17	13
	Non-Restricted		0	0	0	6	6	5	0	0	0		
Moderate		34	0	0	0	1	1	1	0	0	0	3	31
Above Moderate		56	0	0	0	19	1	0	0	0	-	20	36
Total RHNA by COG. Enter allocation number:		165	0	0	0	28	11	9	0	0	0	48	117
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Accessory Dwelling Unit (ADU) Regulations and Amnesty Program- Program 10a and 10b	Seek to achieve 12 new ADUs and legalize 12 ADUs during the remaining 2012-14 planning period	Adopt regulations and program in 2012	Regulations and amnesty program adopted in November, 2012. Program publicized late 2012 and regulations in effect January 1, 2013. In 2014 4 new ADU permits were approved, 25 amnesty permits have been approved that can credited towards the RHNA as they have been determined to have not been counted by the 2000 US Census
Multi-family development in Multi-family Zoning Districts- Program 20	Develop standards to encourage multi-family development in two and multi-family zoning districts and discourage single family development in these districts	Completed by 2012	The City Council adopted the regulations on March 18, 2014 and they were in effect beginning on April 18, 2014. The Community Development Department has a handout on how the regulations are applied.
Mixed Use Zoning in Commercial Districts-Program 8	Establish VMU requirements and initiate related zoning text amendments.	Adopt VMU incentives and zoning text amendments by mid-2014.	The VMU ordinance amendment was adopted in July 2014.
Zoning Text Amendments for Special Needs Housing- Program 21	Adopt text amendments to the Zoning Ordinance to make explicit provisions for	Within 1 year of HE	The Zoning Text Amendments for Special Needs Housing were adopted by the Council in July 2014 and in effect in August 2014

	a variety of special needs housing. Develop objective standards to regulate emergency shelters as provided for under SB 2	adoption	
Density Bonus and other Incentives for Affordable Housing	Amend Zoning Ordinance to comply with State Density Bonus Law requirements	By end of 2013	The Density Bonus Amendments were adopted by the City Council in July 2014 and in effect in August 2014
Code Enforcement and Public Information- Program 1	Develop and distribute informational handouts on available rehabilitation and energy retrofit assistance. Provide information on volunteer service organizations on City website.	Begin publicizing in 2012.	Staff prepared a brochure which summarizes rehabilitation and energy retrofit programs available through Marin Housing and PG&E. The brochure is available at City Hall and on the City's website.
Residential Rehabilitation Loan and Energy Retrofit Programs -- Program 2	Publicize the Marin Housing Rehab program and PG&E energy retrofit programs on City website and through brochures at City Hall and other community locations. Seek to assist five very low income households.	Begin publicizing in 2012.	Staff prepared a brochure which summarizes rehabilitation and energy retrofit programs available through Marin Housing and PG&E. The brochure is available at City Hall and on the City's website.
Reasonable Accommodation Procedures-Program 25	Amend Zoning Ordinance and develop procedures to allow reasonable accessibility accommodations.	By end of 2013.	The Reasonable Accommodation Procedures were adopted by the City Council in July 2014 and in effect in August 2014

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General Comments: